CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- September 16, 2022 VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

Brian Sanchez, Acting Chairman Angela Brooks Zurich Esposito Ann MacDonald Sam Toia

Acting Chairman Sanchez called the meeting to order at 9:06 AM. Prior to the hearing, Chairman Knudsen designated: (1) alternate member MacDonald to fill in Chairman Knudsen's position as a regular member; and (2) regular member Sanchez to serve as Acting Chairman in Chairman Knudsen's absence. Acting Chairman Sanchez then undertook a roll call vote to establish the presence of a quorum. The hearings commenced with five members present (Acting Chairman, Brooks, Esposito, MacDonald, and Toia).

Motion to approve the minutes from the August 19, 2022 regular meeting of the Zoning Board of Appeals ("Board") made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia.

Motion to approve the agenda for the September 16, 2022 regular meeting of Board made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia.

9:00 A.M.

295-22-S ZONING DISTRICT: B1-1 WARD: 29

APPLICANT: Jares Blade Masters 1, LLC

OWNER: Jake Rule Jr.

PREMISES AFFECTED: 6144 W. North Avenue

SUBJECT: Application for a special use to establish a barber shop.

Continued to October 21, 2022

296-22-Z ZONING DISTRICT: RS-3 WARD: 46

APPLICANT: Jonathon Solomon and Meg Gustafson

OWNER: Same as applicant **PREMISES AFFECTED:** 4525 N. Beacon Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 40.34' to 25.08' for a proposed rear two car garage with roof deck and rear wood deck walkway to serve the existing

single-family residence.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

297-22-S **ZONING DISTRICT: B3-2 WARD: 40**

APPLICANT: Princess Rossy Salon Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 5137 N. Lincoln Avenue, Suite 1N

Application for a special use to establish a hair and nail salon. **SUBJECT:**

> Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

ZONING DISTRICT: RS-3 298-22-Z **WARD: 36**

APPLICANT: Kandy Banegas Same as applicant **OWNER:** 2159 N. Long Street PREMISES AFFECTED:

Application for a variation to reduce the rear setback from the **SUBJECT:**

> required 35.26' to 0.25', north side setback from 2' to 0.20' (south to be 4.08'), combined side yard setback from 5' to 4.28' for a proposed third floor addition with an attached two car garage. Motion to approve made by Acting Chairman. Second by Toia.

> Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

299-22-Z **ZONING DISTRICT: RT-4 WARD: 5**

APPLICANT: Clark Evans and Claudia Brittenham

OWNER: Same as applicant

PREMISES AFFECTED: 5410 S. Kimbark Avenue

Application for a variation to reduce the rear setback from the **SUBJECT:**

> required 26.89' to 19.6', south side setback from 2' to zero (north to be 4.9'), combined side yard setback to be 4.9' for a proposed rear, two-story addition, and basement addition to the existing single-

family residence.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

At 10:46 AM, Acting Chairman made a motion to recess until 11:00 PM. Second by Toia. Motion carried 5-0: yeas - Acting Chairman, Brooks, Esposito, MacDonald, and Toia. The Board then stood in recess until 11:00 AM.

At 11:00 AM, Acting Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia. The Board then reconvened at 11:00 AM.

ZONING DISTRICT: RT-3.5 300-22-Z **WARD: 39** **APPLICANT:** Julio Barahona **OWNER:** Same as applicant

PREMISES AFFECTED: 5065-67 N. Kimberly Avenue

SUBJECT: Application for a variation to reduce the south side setback from

the required 2.18' to 0.54' (north to be 3.05'), combined side yard

setback from 5.42' to 3.59' to permit the subdivision of an improved zoning lot. The existing two-story, two dwelling unit

building at 5067 N. Kimberly Avenue is to remain.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

301-22-S ZONING DISTRICT: C2-3 WARD: 50

APPLICANT: Family Roots, LLC

OWNER: Logan Square Lofts, LLC PREMISES AFFECTED: 2551 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish an adult use cannabis

dispensary on the ground floor of an existing building as well as its

corresponding basement storage.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

302-22-Z ZONING DISTRICT: RM-5 WARD: 3

APPLICANT: Sage Collective Properties, Inc.

OWNER: Metropolitan Apostolic Community Church of Christ

PREMISES AFFECTED: 4100 S. Dr Martin Luther King Jr. Dr.

SUBJECT: Application for a variation to reduce the south side setback from 5'

to zero, the rear setback from 45' to zero, for the division of an improved zoning lot where and existing three- and four-story church is to remain at 4100-06 S. King Drive and an existing three-story single-family residence will be converted to two dwelling

units at 4108 S. M.L. King Dr.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

303-22-Z ZONING DISTRICT: RM-5 WARD: 3

APPLICANT: Sage Collective Properties, Inc.

OWNER: Metropolitan Apostolic Community Church of Christ

PREMISES AFFECTED: 4100 S. Dr. Martin Luther King Jr. Drive

SUBJECT: Application for a variation to increase the floor

Application for a variation to increase the floor area for an existing church to exceed the 2.0 floor area ratio imposed by the applicable regulations to the floor area that currently exists at the date of the variance application is filed for the division of an improved zoning lot where and existing three and four story church is to remain at 4100-06 S. King Drive and an existing three story single family residence will be converted to two dwelling units at 4108 S. M.L.

King Dr.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia.

304-22-Z **ZONING DISTRICT: RM-5** WARD:3

APPLICANT: Sage Collective Properties, Inc.

OWNER: Metropolitan Apostolic Community Church of Christ

PREMISES AFFECTED: 4100 S. Dr. Martin Luther King Jr. Drive

Application for a variation to reduce the rear yard open space from **SUBJECT:**

the required 986.35 square feet to zero for the division of an improved zoning lot where and existing three-and four-story church is to remain at 4100-06 S. King Drive and an existing threestory single-family residence will be converted to two dwelling

units at 4108 S. M.L. King Dr.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

305-22-Z **ZONING DISTRICT: RM-5** WARD: 3

APPLICANT: Sage Collective Properties

OWNER: Same as applicant

4108 S. Dr. Martin Luther King Jr. Drive PREMISES AFFECTED:

SUBJECT:

Application for a variation to reduce the front setback from the required 12' to 7.08', north side setback from 3.2' to zero (south to

be 5.2'), combined side yard setback from 8' to 5.2', rear setback from 30' to 4.27' to permit the division of an improved zoning lot where an existing three and four story church is to remain at 4100-

06 S. King Drive and an existing three story single family

residence will be converted to two dwelling units at 4108 S. M.L.

King Dr.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

306-22-Z **ZONING DISTRICT: DX-7 WARD: 42**

APPLICANT: 1045-47 North Rush, LLC

OWNER: Same as applicant

1045 N. Rush Street PREMISES AFFECTED: **SUBJECT:**

Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 4.07' for a proposed seven-story, mixed use building with retail on floors one and two, general restaurant on floors three through five, and one

dwelling unit on floors six and seven.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

307-22-Z **ZONING DISTRICT: RM-5 WARD: 43 APPLICANT:**

Chicago Title and Land Trust Company Land Trust No.

8002388048 dated 1/25/22

OWNER: Same as applicant **PREMISES AFFECTED:** 40 E. Burton Place

SUBJECT: Application for a variation to reduce the rear setback from the

required 29.4' to zero, north side setback from 4.56' to 1.33' (south to be 4.06'), combined side yard setback from 11.4' to 5.39' for a proposed rear one-story addition with roof deck above a new rear deck and new attached four car garage with roof top deck and access stairs on an existing three-story single family residence.

Motion to approve made by Acting Chairman, Second by Toia.

Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

308-22-Z ZONING DISTRICT: RM-5 WARD: 43 APPLICANT: Chicago Title and Land Trust Company Land Trust No.

8002388048 dated 1/25/22

OWNER: Same as applicant **PREMISES AFFECTED:** 40 E. Burton Place

SUBJECT: Application for a variation to relocate the required 314.21 square

feet of rear yard open space onto the proposed garage roof deck which is more than six feet above grade for a proposed rear onestory addition with roof deck above, a new rear deck and a new attached four car garage with roof top deck and access stairs on an

existing three-story single-family residence.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

309-22-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Drimnagh Development, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2136 N. Cleveland Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 2.4' to 0.25' (south to be 3.75'), combined side yard setback from 6' to 4' for a proposed three-story, three dwelling unit

building.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

310-22-Z ZONING DISTRICT: RS-2 WARD: 21

APPLICANT: LeAnthony Brown / Fathers, Brothers, Sons, Inc.

OWNER: Same as applicant PREMISES AFFECTED: 8215 S. LaSalle Street

SUBJECT: Application for a variation to reduce the north side setback from 4'

to 1.82' (south to be 3.71') combined side yard setback from 9' to 5.53' for a proposed second floor addition and a rear two-story addition with open deck and balcony for the existing single-family

residence.

Continued to November 18, 2022

311-22-S ZONING DISTRICT: C1-3 WARD: 2

APPLICANT: JP Morgan Chase Bank, N.A.

OWNER: North 19, LLC

PREMISES AFFECTED: 1954 W. North Avenue

SUBJECT: Application for a special use to establish a bank on the first floor

and lower level of an existing building which is located within 600

feet of another bank facility, which is located on six corner

pedestrian street.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito,

and Toia (MacDonald recused).

312-22-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: North South* Ventures, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3035 N. Sheffield Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, three-dwelling unit

building.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

*Amended at Hearing

313-22-Z ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: North South* Ventures, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3035 N. Sheffield Avenue

SUBJECT: Application for a variation to increase the floor area for an

accessory building of 480 square feet to 525 square feet for a proposed four-story, three dwelling unit building with detached

three car garage with roof deck.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

*Amended at Hearing

314-22-S ZONING DISTRICT: B3-2 WARD: 48

APPLICANT: Shy Beauty Inc. d/b/a/ Shy Salon and Spa

OWNER: George Faycurry **PREMISES AFFECTED:** 5671 N. Clark Street

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

315-22-S ZONING DISTRICT: C1-2 WARD: 6

APPLICANT: Raina 69th* Perry, LLC

OWNER: City of Chicago

PREMISES AFFECTED: 6901-11 S. Perry Avenue

SUBJECT: Application for a special use to establish a one-lane drive through

to serve a proposed fast-food restaurant.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

*Amended at Hearing

316-22-Z **ZONING DISTRICT: B2-3 WARD: 35**

APPLICANT: P3 Properties, LLC **OWNER:** Same as applicant PREMISES AFFECTED:

2414 N. Sawyer Avenue

Application for a variation to reduce the rear setback from the **SUBJECT:**

required 30' to 7.82' for a proposed three-story, nine dwelling unit

building and five parking space car pad.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

317-22-S **ZONING DISTRICT: B3-2 WARD: 43**

APPLICANT: Credit Union 1 **OWNER:** 2032, LLC

PREMISES AFFECTED: 2030 N. Halsted Street

SUBJECT: Application for a special use to establish a credit union on a lot

> abutting a pedestrian retail street to be located within six hundred feet of a bank, savings and loan association, credit union, currency exchange or atm facility that already exists on the pedestrian retail

street.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

ZONING DISTRICT: RT-4 WARD: 44 318-22-Z

APPLICANT: Berenstain properties, LLC

Same as applicant **OWNER:**

3415 N. Seminary Avenue PREMISES AFFECTED:

Application for a variation to reduce the north side setback from **SUBJECT:**

the required 3.52' to zero (south to be 0.79'), combined side vard setback from 8.8' to 0.79', combined side yard setback from 8.8' to 0.79' to add five unenclosed parking spaces to an existing threedwelling unit building and a two dwelling unit coach house.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

319-22-Z **ZONING DISTRICT: RM-5 WARD: 44**

APPLICANT: Berenstain Properties Same as applicant **OWNER:**

PREMISES AFFECTED: 3415 N. Seminary Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 289 square feet to zero to add five unenclosed parking

spaces to an existing three-dwelling unit building and two dwelling

unit coach house.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

320-22-S ZONING DISTRICT: B3-2 WARD: 21

APPLICANT: JKM Gresham Chicken, LLC owners

OWNER: S.M.S. Leasing, Inc. **PREMISES AFFECTED:** 8700 S. Ashland Avenue

SUBJECT: Application for a special use to establish a one-lane drive through

to serve a proposed restaurant in an existing one-story office

building to be renovated.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

321-22-Z ZONING DISTRICT: RM-5 WARD: 3

APPLICANT: Eagle OZBI LP **OWNER:** Same as applicant

PREMISES AFFECTED: 3934 S. Calumet Avenue

SUBJECT: Application for a variation to reduce the number of off-street

required parking spaces from the required three to two for a proposed three-story, three dwelling unit building and detached

garage.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

322-22-Z ZONING DISTRICT: RT-4 WARD: 39

APPLICANT: Springfield One, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 5002-10 N. Springfield Avenue

SUBJECT: Application for a variation to reduce the required two parking

spaces to zero to allow two new dwelling units in an existing basement of a three-story, twenty-nine dwelling unit building.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

At 1:12 PM, Acting Chairman made a motion to recess until 1:45 PM. Second by Toia. Motion carried 5-0: yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia. The Board then stood in recess until 1:45 PM.

At 1:45 PM, Acting Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia. The Board then reconvened at 1:45 PM.

323-22-Z ZONING DISTRICT: RT-4 WARD: 12

APPLICANT: Jose L. Gonzalez

OWNER: Same as applicant **PREMISES AFFECTED:** 2306 S. Troy Street

SUBJECT: Application for a variation to reduce the front setback from the

required 15' to zero for a proposed three-story front stair to an existing four-story four dwelling unit building to be deconverted to

a three dwelling unit building.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

324-22-S ZONING DISTRICT: DC-16 WARD: 25

APPLICANT: TC Applico, LLC **OWNER:** 400 Wells VB Inc. **PREMISES AFFECTED:** 400 S. Wells Street

SUBJECT: Application for a special use to establish an adult use cannabis

dispensary within an existing one and story building.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

325-22-S ZONING DISTRICT: B3-1 WARD: 35

APPLICANT: LGLAMOUR, Inc. **OWNER:** Antonio Gonzalez

PREMISES AFFECTED: 3512 W. Fullerton Avenue

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

326-22-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: W Hair Studio Corp.

OWNER: El Tumi, Inc.

PREMISES AFFECTED: 946 W. Newport Suite A

SUBJECT: Application for a special use to establish a hair / nail salon.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

327-22-Z ZONING DISTRICT: RS-3 WARD: 47 APPLICANT: Samuel Hiroshi Kina and Hawnyea Abigail Moy

OWNER: Same as applicant

PREMISES AFFECTED: 2522 W. Wilson Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 33.61' to 22.45', reduce the garage feature setback from 2' to 1.64' to allow for an as-built detached garage with roof deck with an open access stair and proposed pergola and trellis to serve

the existing single-family residence.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

328-22-Z ZONING DISTRICT: RS-3 WARD: 47 APPLICANT: Samuel Hiroshi Kina and Hawnyea Abigail Moy

OWNER: Same as applicant

PREMISES AFFECTED: 2522 W. Wilson Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 234 square feet to zero to allow for as-built detached garage with roof deck with an open access stair and proposed pergola and trellis to serve the existing single-family residence.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

329-22-S ZONING DISTRICT: C1-3 WARD: 32

APPLICANT: Jann Dragovich **OWNER:** Same as applicant

PREMISES AFFECTED: 2350 N. Clybourn Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor by converting an existing commercial unit in an existing three-story, two dwelling unit building to a three-story,

three dwelling unit building.

Continued to November 18, 2022

330-22-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: 3615 N. Wilton, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3615 N. Wilton Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 36.08' to 22', north side setback from 2.5' to zero (no south side setback required which abuts an alley), for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit building to be converted to five dwelling

units.

Continued to November 18, 2022

331-22-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: 3615 N. Wilton, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3615 N. Wilton Avenue

SUBJECT: Application for a variation to relocate the required 180 square feet

of rear yard open space onto a proposed garage roof deck, for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit building to be converted to five

dwelling units.

Continued to November 18, 2022

332-22-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: 3615 N. Wilton, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3615 N. Wilton Avenue

SUBJECT: Application for a variation to increase the floor area that has been

in existence for more than 50 years from 6,014 square feet to 6,581 square feet (567 square feet) for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit

building to be converted to five dwelling units.

Continued to November 18, 2022

333-22-Z* ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: 3615 N. Wilton, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3615 N. Wilton Avenue

SUBJECT: Application for a variation to reduce the off-street required parking

spaces from five to three for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit

building to be converted to five dwelling units.

Continued to November 18, 2022

*Corrected at Hearing.

334-22-Z ZONING DISTRICT: RM-5 WARD: 3

APPLICANT: William Sullivan

OWNER: Yves Marie Reme and Delvin Grant **PREMISES AFFECTED:** 3742 S. Martin Luther King Jr. Dr

SUBJECT: Application for a variation to reduce the front setback on S.

Calumet from 15' to 2', the unobstructed open space width required along the north and south property line from 7' to zero, north and south side from 4' to zero and the front property line setback preventing obstruction of the sidewalk from 20' to zero for a proposed three-story, two dwelling unit building with a detached

two car garage with roof deck.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito,

MacDonald, and Toia.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia. Meeting went into closed session at 3:01 PM.

Motion to return to open session made by the Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia. Meeting returned to open session at 3:20 PM. Toia left the meeting at 3:30 PM.

335-22-Z ZONING DISTRICT: RS-2 WARD: 13

APPLICANT: Pafia Construction, Inc. OWNER: Same as applications **PREMISES AFFECTED:** 5833 S. Nashville Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 4' to 2.6' (south side setback to be 5.1'), combined side yard setback from 9.6' to 7.7' for a second-floor upper story addition and a two-story rear addition to an existing one-story single family residence that is being renovated with a new partially

covered 1st floor open rear deck.

Motion to approve made by Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman,

Brooks, Esposito, and MacDonald (Toia absent).

336-22-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: 2636 Wilton, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2636 N. Wilton Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 2' to 0.7' (south to be 2.1'), combined side yard

setback from 5' to 2.8', rear setback from 22.5' to 12' for a proposed

new third story addition and to convert the existing attic to habitable third story for the existing two-story with attic two

dwelling unit residential building.

Motion to approve made by Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman,

Brooks, Esposito, and MacDonald (Toia absent).

337-22-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: 2636 Wilton, LLC OWNER: Same as applicant PREMISES AFFECTED: 2636 N. Wilton Avenue

REMISES AFFECTED: 2030 N. WIRON AVENUE

Application for a variation to expand the existing floor area by 430.15 for a total of 3,459.91 for a proposed third story addition and conversion of an existing attic in to habitable third story addition to the existing two-story with attic two dwelling unit

residential building.

Motion to approve made by Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman,

Brooks, Esposito, and MacDonald (Toia absent).

338-22-Z ZONING DISTRICT: C1-1 WARD: 37

APPLICANT: JBP Food Mart **OWNER:** Methal Fakhoury

PREMISES AFFECTED: 1150 N. Cicero Avenue

SUBJECT: Application for variations to eliminate perimeter landscape

setback, ornamental fencing, trees and shrub hedge along Division Street and Cicero Avenue, reduce the perimeter trees from five to three along Haddon Avenue, reduce the perimeter landscape setback from 7' to 3.5' along 24 line linear feet along Haddon Avenue, reduce ornamental fencing setback along Haddon Avenue from 5' to zero, reduce the required interior trees from twelve to

nine.

Motion to approve made by Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman,

Brooks, Esposito, and MacDonald (Toia absent).

339-22-Z ZONING DISTRICT: RS-3 WARD: 30

APPLICANT: 3425 Lawndale Apartments, LLC OWNER: The Catholic Bishop of Chicago PREMISES AFFECTED: 3401 N. Lawndale Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 50' to 9.83', north side setback from 51.5' to 0.58', south side setback from 51.5' to 5.36' to permit the division of an

improved zoning lot where the existing church, school and rectory

shall remain.

Continued to November 18, 2022

340-22-Z ZONING DISTRICT: RS-3 WARD: 30

APPLICANT: 3425 Lawndale Apartments, LLC OWNER: Catholic Bishop of Chicago PREMISES AFFECTED: 3401 N. Lawndale Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 3,468.43 feet to 2,179.03 square feet to allow the division of an improved zoning lot. The existing church, rectory

and school shall remain.

Continued to November 18, 2022

341-22-Z ZONING DISTRICT: RS-3 WARD: 30

APPLICANT: 3425 Lawndale Apartments, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3425 N. Lawndale Avenue

SUBJECT: Application for a variation to reduce the front setback on N.

Monticello from the required 14.27' to 8.47', south side setback from 18' to 12.32' to allow the division of an improved zoning lot.

The existing church, school and rectory shall remain.

Continued to November 18, 2022

342-22-Z ZONING DISTRICT: RS-3 WARD: 30

APPLICANT: 3425 Lawndale Apartments, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3425 N. Lawndale Avenue

SUBJECT: Application for a variation to increase the floor area ratio for a

non-residential use from 0.9 to 1.29 to allow the division of an improved zoning lot. The existing church, school and rectory shall

remain.

Continued to November 18, 2022

343-22-S ZONING DISTRICT: B3-2 WARD: 16

APPLICANT: Next Generation Tattoo Shop

OWNER: Paula Tate

PREMISES AFFECTED: 5529 S. Ashland Avenue

SUBJECT: Application for a special use to establish a nail salon.

Motion to approve made by Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and MacDonald (Toia absent).

CONTINUANCES

13-22-S ZONING DISTRICT: C1-1 WARD: 37

APPLICANT: JBP Food Mart
OWNER: Methal Fakhoury
PREMISES AFFECTED: 1150 N. Cicero Avenue

SUBJECT: Application for a special use to expand an existing one-story gas

station with accessory car wash use building for a new accessory

convenience store and limited restaurant use.

Motion to approve made by Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman,

Brooks, Esposito, and MacDonald (Toia absent).

228-22-S ZONING DISTRICT: C1-2 WARD: 48

APPLICANT: 5905 N Clark, LLC

OWNER: Sebastian Cualoping and SLM Asset Management, LLC

PREMISES AFFECTED: 1548 W. Ardmore Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, eighteen dwelling unit

building.

Motion to approve made by Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman,

Brooks, Esposito, and MacDonald (Toia absent).

229-22-Z ZONING DISTRICT: C1-2 WARD: 48

APPLICANT: 5905 N Clark, LLC

OWNER: Sebastian Cualoping and SLM Asset Management, LLC

PREMISES AFFECTED: 1548 W. Ardmore Avenue

SUBJECT: Application for a variation to reduce the rear yard from the

required 30' to zero for a proposed four-story, eighteen dwelling

unit building.

Motion to approve made by Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman,

Brooks, Esposito, and MacDonald (Toia absent).

230-22-Z ZONING DISTRICT: C1-2 WARD: 48

APPLICANT: 5905 N Clark, LLC

OWNER: Sebastian Cualoping and SLM Asset Management, LLC

PREMISES AFFECTED: 1548 W. Ardmore Avenue

SUBJECT: Application for a variation to reduce the required loading space

from one to zero for a proposed four-story, eighteen dwelling unit

building.

Motion to approve made by Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman,

Brooks, Esposito, and MacDonald (Toia absent).

242-22-S ZONING DISTRICT: C2-2 WARD: 8

APPLICANT: Alltown Bus Service, Inc.
OWNER: Sheridan Road, LLC
PREMISES AFFECTED: 1048 E. 81st Street

SUBJECT: Application for a special use to establish an outdoor vehicle

storage (school buses) located adjacent to an existing one-story

building.

Motion to approve made by Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman,

Brooks, Esposito, and MacDonald (Toia absent).

243-22-S ZONING DISTRICT: C2-2 WARD: 8

APPLICANT: Alltown Bus Service Inc.

OWNER: Sheridan Road, LLC

PREMISES AFFECTED: 1014 E. 82nd Street

SUBJECT: Application for a special use to establish twenty-four off-site

accessory parking spaces within 600 feet to the entrance of a facility where a school bus dispatch is located in the building at its

main address of 1035 E. 81st Street.

Motion to approve made by Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman,

Brooks, Esposito, and MacDonald (Toia absent).

485-21-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Carolina Lapekas
OWNER: Same as applicant
PREMISES AFFECTED: 1952 N. Bissell Street

SUBJECT: Application for a variation to reduce the south side setback from

the required 2' to 1.25' (north to be 2.1'), combined side yard setback from 4.8' to 3.35' for the proposed conversion of a two-story front addition to an existing two-story, single-family residence to be converted to a two dwelling unit building.

Withdrawn

486-21-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Carolina Lapekas
OWNER: Same as applicant
PREMISES AFFECTED: 1952 N. Bissell Street

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 75.6 square feet to zero for a proposed two-story front addition to an existing two-story single-family residence to be

converted to a two dwelling unit building.

Withdrawn

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and MacDonald (Toia absent). Meeting went into closed session at 4:30 PM.

Motion to return to open session made by the Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and MacDonald (Toia absent. Meeting returned to open session at 4:39 PM.

Motion to approve all continuance requests to the dates previously stated made by the Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and MacDonald (Toia absent).

Motion to approve all withdrawal requests made by the Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and MacDonald (Toia absent).

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 202-22-Z, 203-22-Z, 204-22-Z, 205-22-Z, 116-22-Z, 117-22-Z, 118-22-Z, 119-22-Z, 233-22-S, 234-22-S, 235-22-Z, 236-22-Z, 237-22-S, and 146-22-S made by the Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and MacDonald (Toia absent).

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of August 19, 2022, with the exception of Board Cal. Nos. 61-21-S, 269-22-S, 282-22-Z, 283-22-Z, 288-22-Z, 32-22-S, 221-22-Z, 222-22-Z, and 223-22-Z made by the Acting Chairman. Second by MacDonald. Motion carried 4-0: yeas – Acting Chairman, Brooks, Esposito, and MacDonald (Toia absent).

The Acting Chairman moved to adjourn at 4:45 PM. Second by MacDonald. Motion carried 4-0; yeas- Acting Chairman, Brooks, Esposito, and MacDonald (Toia absent).

Adjournment.